

REDEVELOPMENT AGENCY AGENDA
REDEVELOPMENT AGENCY MEETING OF: OCTOBER 6, 2004

- CALL TO ORDER

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 10:30 A.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, WEEKLY, MACK, MONCRIEF, and WOLFSON

ALSO PRESENT: DOUG SELBY, Executive Director, VAL STEED, Chief Deputy City Attorney, and BARBARA JO RONEMUS, Secretary

- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

ANNOUNCEMENT MADE: Posted as follows:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 So. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(10:30)

1-3301

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: OCTOBER 6, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETINGS OF JULY 7, 2004 AND JULY 21, 2004

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

None

MOTION:

REESE - APPROVED by Reference - UNANIMOUS

MINUTES:

There was no discussion.

(10:30)

1-3311

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: OCTOBER 6, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

REPORT AND POSSIBLE ACTION REGARDING REDEVELOPMENT AGENCY PROJECTS
CURRENTLY UNDER CONTRACT - WARDS 1, 3 AND 5 (MONCRIEF, REESE AND WEEKLY)

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

To update the Redevelopment Agency Board on Redevelopment Agency projects currently under binding contracts with owners, developers, and consultants, and to receive input from the Redevelopment Agency Board on the progress of projects as warranted.

RECOMMENDATION:

Accept report.

BACKUP DOCUMENTATION:

1. Submitted after meeting: hardcopy of scripted PowerPoint
2. Submitted after meeting: copy of written comments of Tom McGowan

MOTION:

REESE - ACCEPTED the Report - UNANIMOUS

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, used a scripted PowerPoint presentation, a copy of which is made a part of these minutes, to give the Agency members an update on the status of various projects throughout the redevelopment area.

Regarding the Edmond Town Center project, MR. ADAMS indicated that yesterday was the deadline for submittal of evidence of closure of construction financing. A staff member was sent to the site the previous day and early that morning to take photos of the progress on the site. If the extended deadlines are not met, the developer will be in default. MEMBER WEEKLY indicated that he visited the site the previous week and that morning and also took photos and the site looked the same. He opined that MR. ADAMS should have his hands wrapped around this matter. This developer has been very disrespectful and unfair to the surrounding community by not holding regular neighborhood meetings to keep the residents informed of the status of the project. He felt that nobody cares anyway because this involves a community that is not respected. He stressed that he has no problem with JOHN EDMOND, but, if the financing is in place, why is no progress being made?

Development on Site Parcel B was the vision of former Councilman Frank Hawkins, who was not able to bring it to fruition. The site has been part of redistricting several times and various Councilmembers have dealt with the vision of former Councilman Hawkins. A major supermarket will never be built on this site because the planned Wal-Mart in the area will destroy it. MR. ADAMS assured MEMBER WEEKLY that the evidence would be reviewed, and then a decision would be made accordingly. If the developer fails to comply with the conditions of the extension, they will be in default and the agreement

REDEVELOPMENT AGENCY MEETING OF: OCTOBER 6, 2004

MINUTES - Continued:

will be terminated.

ISAAC HENDERSON agreed with the comments of MEMBER WEEKLY about Parcel B. He supported closing escrow on the FBI building. He then indicated that the minimum wage should be increased for the laborers so that some of the projects could get done. He commended the Agency members on the fine job they are doing.

TOM MCGOWAN, Las Vegas resident, asked how many of the residential units have been pre-leased, how many of the units have been designated for affordable housing, and how many of those residents would be walking throughout the downtown area. He then asked when the City intends to restore mass transit to the downtown residents.

DAN CONTRERAS, Bonanza Village resident, questioned the status of the studio project. CHAIRMAN GOODMAN indicated that it is no longer going forward.

MEMBER MACK commended the City Clerk on the new e-Agenda and said he is quite proud of it.

(10:30 - 10:51)

1-3327

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: OCTOBER 6, 2004

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

MINUTES:

TOM MCGOWAN, Las Vegas resident, said that redevelopment is always commendable, but requires a comprehensive master plan. He asked who will patronize the planned downtown businesses during the three- to five-year period the "high-rise city" is being constructed. How will the City explain any losses to the downtown business owners and operators? He noted that overseeing the City is not a hobby and the entire Agency members are responsible for its success. (Note: Mr. McGowan submitted his written comments subsequent to the meeting.)

DAN CONTRERAS, Bonanza Village resident, asked where the non-refundable money from the Edmond Town Center project would go now that the project is dead. The City is working on developing residential units in the downtown area, but what about West Las Vegas? He indicated that he is tired of all the boarded up buildings in West Las Vegas. Research on the ordinance that will handle all these problems has to stop. Code enforcers were sent to California to review their ordinances regarding abandoned buildings and the City still cannot put any teeth into its ordinance. The City of Las Vegas needs to level the playing field for development in West Las Vegas. The perception of West Las Vegas is terrible and that is why developers do not want to spend a dime there. He opined that the preachers in West Las Vegas are racist and do not practice what they preach. The quality of life in West Las Vegas is not going to change until the City does something about it. CHAIRMAN GOODMAN agreed with the comments of MR. CONTRERAS regarding the boarded up buildings and said that he would like to tear them all down.

COUNCILMAN WEEKLY expressed his condolences to the family of PASTOR J. L. HORN, who recently passed away.

(10:51 - 10:58)

2-487

THE MEETING ADJOURNED AT 10:58 A.M.

Respectfully submitted:

GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
October 13, 2004



REDEVELOPMENT AGENCY MEETING OF: OCTOBER 6, 2004

MINUTES - Continued:

Barbara Jo Ronemus, Secretary

(TM/CADA)

Citizen's Participation:-

.. <(1 min)>..

• Tom McGowan. LAS VEGAS RESIDENT.

COMMUNITY REDEVELOPMENT IS ALWAYS A COMMENDABLE INITIATIVE. HOWEVER, - IT'S NOT A 'HOBBY', NOR AN EXERCISE IN ARBITRARY EXPERIMENTATION, AND IT SHOULD NOT BE SUBJECTED TO POLITICAL EXPEDIENCE, OPPORTUNISTIC EXPLOITATION OR PERSONAL SELF AGGRANDISEMENT.

IT'S A PROFOUND CIVIC AND SOCIO-ECONOMIC RESPONSIBILITY THAT REQUIRES SUPERIOR QUALITY VISION, COHERENT MASTER PLANNING AND COMPREHENSIVE INTERNALIZATION, IN ORDER TO OBTAIN AS AN ENSURED EFFECTIVE 'HOLISTIC' PROCESS DYNAMICALLY EVOLVING OVER THE NEAR, INTERMEDIATE AND FAR TERM CONTINUUM, AND THEREAS OF BENEFIT TO ALL LOCAL RESIDENTS CITY-WIDE, INCLUSIVELY.

IN CONTRAST, YOUR CURRENT REDEVELOPMENT EFFORTS ARE A FLAWED, DEFICIENT AND DEFECTIVE 'PATCH-WORK' QUILT OF RESPECTIVELY LIMITED INCREMENTAL PROJECTS' OVER A LIMITED FINITE TERM, WHICH CAUSES SOCIO-ECONOMIC DISRUPTION, RE-LOCATION AND LOSS-INCLUSION OVER THE 3 TO 5 YEARS TERM OF TRANSITION, EXTENDING FROM INCEPTION THROUGH COMPLETION, AND PHYSICALLY WELL-BEYOND.

THE OFFICIAL 'YOU', INCLUSIVELY, ARE RESPONSIBLE FOR THOSE IMPACTIVE CONSEQUENCES AFFECTING THE LOCAL PUBLIC AND PRIVATE SECTORS ALIKE. AND YOU WILL BE MADE TO STAND ACCOUNTABLE, RESPONSIBLE AND LIABLE FOR YOUR OFFICIAL ACTS OR COMMISSIONS THAT ADVERSELY IMPACT ALL LOCAL RESIDENTS OF THE CITY OF LAS VEGAS, NEVADA.

THE WRITTEN TEXT OF MY PUBLIC COMMENT IS SUBMITTED AND REQUESTED INCLUSION IN THE MINUTES OF TODAY'S MEETING, IN COMPLIANCE WITH NRS 241, THE NEVADA OPEN MEETING LAW.

THANK YOU.

(30)
(10)